

# HACM

## DECEMBER 31, 2018 FINANCIAL REPORT

### DISCUSSION POINTS- BOARD PRESENTATION

#### ENTITY-WIDE

##### ❖ FINANCIAL POSITION – major changes compared to September 2018

- Unrestricted reserve = about \$6mm
- Liquidity will become tight in the coming months as we are construction financing the Victory Manor Project to save on interest cost. Construction financing commitment on the Victory Manor Project is around \$7mm.

##### ❖ RESULTS OF OPERATIONS

- Consolidated Net Income from operations = \$3.6mm
- Expenses were about \$2mm under budget, income was about \$2.3mm over budget
- Individual program results follows:

#### LOW RENT PUBLIC HOUSING PROGRAM

- ❖ Net Income for the period = \$1.5mm vs. budgeted Net Loss of \$977,000
- ❖ Revenue was \$2mm over budget
  - Average operating subsidy proration rate for 2018 = 92.39% vs. budgeted proration rate = 86%
- ❖ Average vacancy rate through December = 9%
  - Improvement from last quarter at 10%
- ❖ Average vacancy rate for the month of December = 8%
- ❖ Expenses were about \$1.1mm under budget

#### UNSUBSIDIZED HOUSING

- ❖ Net income for the period = \$1.9mm
- ❖ Revenue was \$37,000 over budget
- ❖ Average vacancy rate through December = 7%
- ❖ Average vacancy rate for the month of December = 7%
- ❖ Expenses were under budget by \$176,000

## RAP PROGRAM

- ❖ Net Income for the period= \$418,000
- ❖ Revenue was over budget by about \$146,000
- ❖ HAP utilization
  - 99% of HAP revenue was utilized
  - RAP continues to issue vouchers to replace regular turnovers
  - Unit lease up at end of period = 5,830 of the total 6,215 allowable
    - 94% of available vouchers were used
- ❖ Expenses were under budget by about \$374,000

## CENTRAL OFFICE

- ❖ Net loss for the period = \$173,000
- ❖ Revenue was over budget by about \$61,000
- ❖ Expenses were under budget by about \$374,000

## Special Projects

- ❖ Net loss for the period = \$2,000
  - Operations will continue to be funded by the COCC

## GRANTS/DEVT

- ❖ Total grants still open = \$25.5mm (see page 11)
  - Obligated = 67%
  - Expended = 55%
  - All grants are in compliance with obligation and expenditure deadlines.